



City of Santa Barbara
Airport Department

DATE: May 20, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Spitfire Flight School Aviation, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Spitfire Flight School Aviation, Inc., a California Corporation, for 986 square feet of Building 122, 300 William Moffett Place, at the Santa Barbara Airport, effective June 1, 2009, for a monthly rental of \$917, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Spitfire Flight School Aviation, Inc., a flight school operated by Andrea Read, has been providing ground school and in-flight instruction as well as aircraft rental at the Santa Barbara Airport, since March 1, 1999. The use conforms to existing zoning.

Due to the economic crisis, Spitfire's flight instruction business has fallen off dramatically. As part of its expense reduction plan, Spitfire has requested a reduction in its leased space.

The reduction of the 1,278 square foot Premises to 986 square feet reduces the new total base rent to \$917 per month, exclusive of utilities. The rate of \$.93 per square foot for a combination aviation office and storage space is comparable to other buildings on the Airport for similar use and in similar condition. The Spitfire will also pay monthly utilities charges of \$ 32.00 for water, or metered amount whichever is greater, and \$17.00 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map